



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
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## **TECHNICAL STAFF REPORT**

# **MAPLE LAWN FARMS – WESTSIDE DISTRICT**

### **Planning Board Meeting of July 15, 2009**

**File No./Petitioner:**

**SDP-09-60, Maple Lawn Holdings, LLC**

**Project Name:**

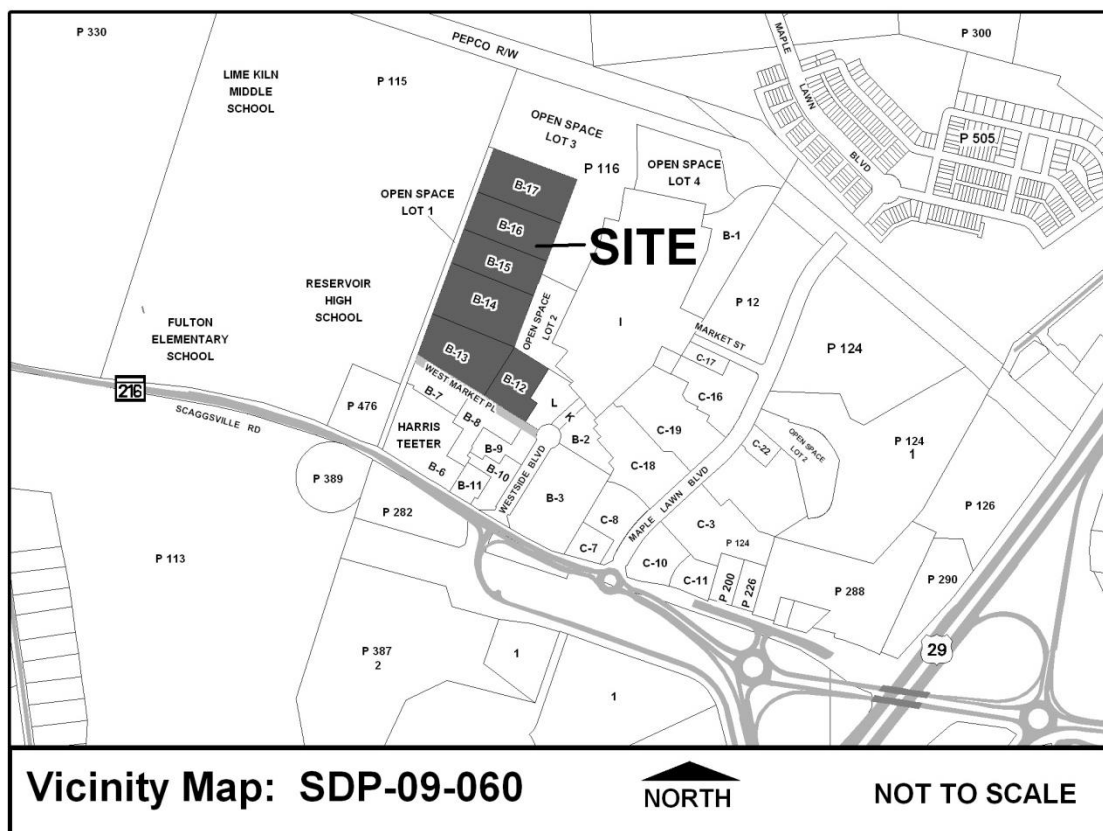
**Maple Lawn Farms, Westside District, Area 1, Parcels “B-12” thru “B-17”, Office/Flex Space Buildings**

**Request:**

The request is for approval of a site development plan (SDP) for the construction of six office/flex space buildings and associated site improvements in accordance with Section 127.F.1 of the Howard County Zoning Regulations. The subject project phase contains approximately 19.2 acres of land from the 605.3 acre total tract area for Maple Lawn Farms and is zoned “MXD-3” (Mixed Use Development).

**Location:**

The proposed buildings are located on the northwest side of Westside Boulevard and Maryland Route 216, identified as Parcels “B-12” thru “B-17” on Tax Map 46, Grid Nos. 3 and 4 in the Fifth Election District of Howard County, Maryland.



**Vicinal Properties:**

This site is located in the Westside District area of Maple Lawn Farms and is surrounded by the following:

**North Side** - Along the north side is Open Space Lot 3 which will be dedicated to Howard County.

**East Side** - Along the east side of Parcel "B-12" is undeveloped Parcel "L" which is proposed for future Live/Work units and/or commercial development. Along the east side of "Parcels B-14" thru "B-17" is HOA Open Space Lot 2 which contains a regional SWM facility for the Maple Lawn Farms project and Open Space Lot 3 as referenced above.

**South Side** - Along the south side is Parcels "B-7" and "B-8" proposed for two office and retail buildings approved under SDP-08-114. Further south is the Harris Teeter grocery store and Maryland Route 216.

**West Side** - Along the entire west side of this project is a 50' wide HOA Open Space Lot 1 proposed for forest conservation planting and perimeter landscaping. Further west is the public school campus for the Reservoir High School, Lime Kiln Middle School and the Fulton Elementary School.

**Site History:**

- **ZB Case No. 995M** for the Maple Lawn Farms PDP and Development Criteria was signed by the Zoning Board on February 8, 2001.
- **ZB Case No. 1039M** for an amended PDP to establish the MXD District for the former Wessel (Westside District) and Oliver Properties and for other PDP and Development Criteria revisions was approved by the Zoning Board on March 20, 2006.
- **PB Case No. 353**, Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on July 11, 2001.
- **PB Case No. 378**, Amended CSP and Development Criteria for the entire 605.3 acre site to incorporate and establish land uses for the former Wessel (Westside District) and Oliver Properties and to revise the Development Criteria was approved by the Planning Board on January 25, 2007.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on August 1, 2001.
- **S-06-16**, Amended Sketch Plan for Maple Lawn Farms received signature approval on February 20, 2007.
- **P-07-18**, Preliminary Plan to establish the Westside District received signature approval on September 12, 2007.
- **F-08-54 and F-08-55**, Final Plans to establish the Westside District, Area 1, Parcels B-1 thru B-5, Open Space Lots 1 thru 4 and Non-Buildable Parcels I, J and K was recorded on April 18, 2008.
- **F-09-97**, Final Plat to establish Parcels B-12 thru B-17 was determined technically complete by the SRC on June 1, 2009.
- **SDP-08-56**, Site Development Plan for the construction of the Harris Teeter grocery store received approval from the Planning Board on March 13, 2008.
- **SDP-08-58**, Site Development Plan for the construction of a bank received approval from the Planning Board on April 24, 2008.
- **SDP-08-114**, Site Development Plan for the construction of four office and retail buildings received approval from the Planning Board on September 25, 2008.

**Site Analysis:**

This SDP has been evaluated for compliance with the approved Maple Lawn Farms Development Criteria and the "MXD-3" Zoning Regulation requirements.

**Site Improvements** - This SDP proposes the construction of a two-story 30 foot high office building (**Building "F"** located on Parcel "B-12") approximately 85' wide x 264' in length with a net floor area of 40,336 square feet, and five (5) one-story 18 foot high flex space buildings (**Buildings "A" thru "E"** located on Parcels "B-13" thru "B-17") each approximately 84' to 100' wide x 425' to 455' in length with a net floor area of 35,658 square feet for Building "A" and 38,358 square feet for the remaining Buildings "B" thru "E" and associated parking areas. A flex space building is designed in modular bays to accommodate businesses of varying sizes, and used for offices, research and development, light manufacturing, assembly, storage, sales and other similar uses. Flex space buildings have rear loading only and generally have 25% or more of the space devoted to office uses.

This SDP is designed in accordance with the "Traditional Neighborhood Design" (TND) concept. The main design concept is to provide an attractive urban streetscape by fronting the proposed buildings directly along the public or private streets with landscaped medians, sidewalks, street trees, enhanced landscaping at the base of each building, street furniture and lighting to promote pedestrian oriented traffic, and to locate large parking areas away from the public street view toward the side and rear of buildings.

**Storm Water Management (SWM)** - Storm water management for this project is provided by regional facilities constructed under Final Plans, F-03-07 & F-08-55.

**Landscaping** - The Landscape Plan for this project complies with the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria approved under S-01-17, S-06-16 and PB Case Nos. 353 and 378.

**Forest Conservation** - This project addressed the forest conservation requirements under the processing of Final Plan, F-08-54.

**Adequate Public Facilities** - This comprehensive project passed the tests for road adequacy under S-01-17 and S-06-16.

**Employment Use Development Criteria** - This SDP is in compliance with all applicable requirements of the "Employment" Use Development Criteria approved under the amended CSP, S-06-16 and PB Case No. 378, as follows:

- **Setback Requirements** - All proposed structures comply with the minimum setback requirement of 10 feet from any property line.
- **Permitted Land Uses** - The proposed office and flex space uses are permitted uses for the "Employment" land use area of this "MXD" zoned project.
- **Height Requirement** - The MLF Development Criteria limits commercial buildings in the Westside District located beyond 300 feet from Md. Route 216 shall not exceed four stories. The proposed buildings are one and/or two stories.

- Parking Requirements** - The MLF Development Criteria requires a minimum of 3.3 parking spaces for each 1,000 square feet of net leasable area devoted to office uses and 2.5 parking spaces for each 1,000 square feet of net leasable area devoted to flex space. The total parking space requirement for the one (1) two-story office building is 134 parking spaces and for the five (5) flex space buildings the parking requirement is 474 spaces for a total of 608 parking spaces. This SDP will be providing a total of 623 parking spaces for Parcels "B-12" thru "B-17". A shared access and parking agreement for Parcels "B-12" thru "B-17" has been recorded per liber 7789, folio 353 and amended under liber 7900, folio 607 for the commercial center development. The tabulation chart below provides a complete listing of required and provided parking spaces per parcel and building.

PARKING DISTRIBUTION CHART						
Building/Parcel Number	Office Building "F" on Parcel B-12	Flex Bldg. "A" on Parcel B-13	Flex Bldg. "B" on Parcel B-14	Flex Bldg. "C" on Parcel B-15	Flex Bldg "D" on Parcel B-16	Flex Bldg. "E" on Parcel B-17
Required Parking Spaces	134	90	96	96	96	96
Total Required Parking	608 Spaces					
Parking Spaces Provided	137	102	96	96	96	96
Total Provided Parking	623 Spaces (excess of 15 spaces)					

- Floor Area Ratio (FAR) Requirements** - The maximum overall F.A.R. limit for this development is 0.35 calculated on the total acreage for all "Employment" land use areas within the Maple Lawn Farms project. The tracking chart below provides the F.A.R. for this SDP and for all other SDP's already processed within the "Employment" land use area up to this date for Maple Lawn Farms.

FLOOR AREA RATIO (F.A.R.) TRACKING CHART			
DPZ File Number	Parcel Area	Floor Area	F.A.R.
SDP-04-44 (Office Bldg. 1)	4.40 acres (191,550 sq. ft.)	93,945 sq. ft.	0.49
SDP-04-96 (Retail Bldg. 1/Bank)	3.17 acres (137,933 sq. ft.)	24,088 sq. ft.	0.17
SDP-05-08 (Retail Bldg. 2/Gas Sta.)	3.20 acres (139,520 sq. ft.)	22,218 sq. ft.	0.16
SDP-05-36 (Office Bldg. 2)	4.24 acres (184,802 sq. ft.)	93,945 sq. ft.	0.51
SDP-05-47 (Office Bldg. 3)	5.58 acres (243,230 sq. ft.)	123,740 sq. ft.	0.51
SDP-06-67 (Office Bldg. 4)	4.78 acres (208,087 sq. ft.)	100,288 sq. ft.	0.48
SDP-06-148 (Medical/3 Office Bldgs.)	8.54 acres (371,950 sq. ft.)	121,620 sq. ft.	0.33
SDP-07-02 (Bank,School,Retail/Rest.)	7.36 acres (320,659 sq. ft.)	45,225 sq. ft.	0.14
SDP-08-56 (Grocery Store)	4.24 acres (184,615 sq. ft.)	49,815 sq. ft.	0.27
SDP-08-58 (Bank)	0.80 acres ( 34,895 sq. ft.)	4,454 sq. ft.	0.13
SDP-08-114 (Office/Retail Bldgs.)	6.51 acres (283,685 sq. ft.)	96,593 sq. ft.	0.34
SDP-09-60 (This SDP)	19.20 acres (836,286 sq. ft.)	254,918 sq. ft.	0.30
Total to This Date	72.02 acres (3,137,212 sq. ft.)	1,030,849 sq. ft.	0.33
Total Employment Area to be Recorded	122.0 acres	N/A	N/A

- **Lot Coverage** - There is no lot coverage requirement imposed on “Employment” land use areas per the MLF Development Criteria. The proposed individual building coverage for each parcel under this phase of development will not exceed 32% per parcel.

**Planning Board Criteria:**

This SDP is in compliance with the five criteria requirements of Section 127.F.2 of the Howard County Zoning Regulations for Planning Board approval of a site development plan as follows:

- 1. Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.**

The site design for the proposed office and flex space buildings and the other site improvements are consistent and in compliance with the approved PDP, CSP and Development Criteria requirements approved for this project. This SDP is also consistent with the purpose and design concept for a “Traditional Neighborhood Design” (TND) development.

- 2. Satisfies the applicable requirements of Section 127.E.3. (Decision by the Planning Board for the CSP and Development Criteria).**

This SDP satisfies the applicable requirements of Section 127.E.3 of the Zoning Regulations which describes the Planning Board’s approval decision of the CSP and the Development Criteria. The Planning Board approved the original CSP and Development Criteria under PB Case No. 353 on July 11, 2001 and the amended CSP and Development Criteria under PB Case No. 378 on January 25, 2007. The Planning Board reserved the authority to review and approve site development plans for all “Employment” use development for the Maple Lawn Farms project as required under the Planning Board’s Decision and Orders for PB Case Nos. 353 and 378.

- 3. Makes effective use of landscaping to provide buffers where needed and to enhance the site design.**

The developer proposes to install landscaping for this project beyond what is mandated by the Howard County Landscape Manual and the MLF Landscape Design Criteria. Perimeter landscaping is provided along the entire western boundary within Open Space Lot 1 adjacent to the school property under Final Plan, F-08-54. Therefore, the external perimeter landscaping provided along the project boundary along with the required internal parking lot island landscaping and the required shrub planting located at the base of each building will provide an attractive site design and provide an effective landscape buffer for this site similar to the other areas of Maple Lawn Farms.

- 4. Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.**

This SDP in conjunction with the other approved final plans and site development plans for the Westside District will provide the landscaping and other site amenities including plazas, community squares, benches, lighting, pedestrian walkways and other useable landscaped areas as part of the development of this project.

**5. Implements the pedestrian circulation system for the MXD Use Development.**

This SDP in conjunction with approved Final Plan, F-08-54 and the other approved or future SDP's will link this project with the pedestrian circulation system throughout the entire development including sidewalks and pathways. Additionally, as agreed upon at previous Planning Board meetings for this project, the developer will be installing 10' wide stamped concrete with reflective thermoplastic edged crosswalks for the Westside District of Maple Lawn Farms to better identify and assist pedestrian traffic movements within the commercial district. Sidewalks will be provided along the private access drives and adjacent to each proposed building as part of this SDP to promote pedestrian connectivity for this project with the other areas of this development.

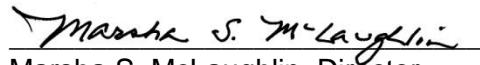
**SRC Action:**

On July 6, 2009, the Subdivision Review Committee (SRC) determined that this SDP may be approved.

**Recommendation:**

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the SRC agency comments issued for SDP-09-60. All remaining SRC agency comments will be completely addressed prior to signature approval of this SDP.

July 8, 2009  
Date

  
Marsha S. McLaughlin, Director  
Department of Planning and Zoning

**Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.**

## AERIAL VIEW





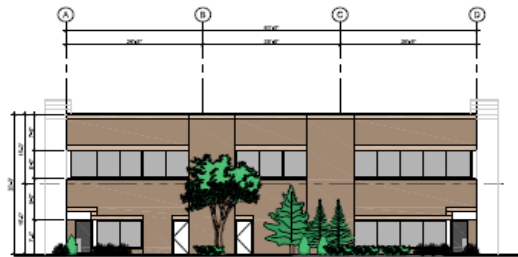






1 FRONT ELEVATION

Scale: 1/8" = 1'-0"



2 SIDE ELEVATION

Scale: 1/8" = 1'-0"

OWNER / DEVELOPER:



TWO STORY OFFICE - 'B'  
 FLAT SITE  
 ANY TOWN, MARYLAND  
 ANY COUNTY  
 January, 16 2009 - Job No. 08-92



## ELEVATION NOTES

- 1. ALL EXTERIOR COLORS TO BE TAKEN FROM THE COLOR CHART
- 2. ALL EXTERIOR COLORS TO BE TAKEN FROM THE COLOR CHART
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- 9. ALL EXTERIOR COLORS TO BE TAKEN FROM THE COLOR CHART

INTELLIGENT DESIGN

BRASHER

BRASHER DESIGN GROUP, INC.

1100 W. 10TH STREET, SUITE 200, WASHINGTON, DC 20004

410.995.0013 FAX 410.995.0030

PROJECT NAME: MARYLAND SCIENCE AND TECHNOLOGY CENTER POD 6

PROJECT NO: 08-92

DATE: 01/16/09

DRAWN BY: J. BRASHER

CHECKED BY: J. BRASHER

APPROVED BY: J. BRASHER

DATE: 01/16/09

SCALE: 1/8" = 1'-0"

SHEET NO: 1

TOTAL SHEETS: 1

PROJECT LOCATION: ANY TOWN, MARYLAND

PROJECT DESCRIPTION: TWO STORY OFFICE BUILDING

ARCHITECT: BRASHER ARCHITECTS

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410.995.0013 FAX 410.995.0030

MARYLAND SCIENCE AND TECHNOLOGY CENTER POD 6  
 ST. JOHN PROPERTIES

APPROVALS	DATE
ARCHITECT	
OWNER	
ENGINEER	
PLUMBER	
ELECTRICIAN	
Mechanical	
Structural	
Other	

R & D BLDG  
ELEVATIONS  
COLOR ZONE

A02